

056.A

0007

0004.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
172,300 / 172,300
172,300 / 172,300
172,300 / 172,300
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		OLD COLONY LN, ARLINGTON

OWNERSHIP

Owner 1:	OLD COLONY REALTY PARTNERS LLC	Unit #:	4
Owner 2:			
Owner 3:			

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 365 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6039																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	172,300			172,300		150482
							GIS Ref
							GIS Ref
							Insp Date
							10/10/17

Total Card	0.000	172,300		172,300	Entered Lot Size
Total Parcel	0.000	172,300		172,300	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	472.05	Land Unit Type:

Parcel ID	056.A-0007-0004.0
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!4727!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	172,300	0	.	.	172,300		Year end	12/23/2021
2021	102	FV	170,000	0	.	.	170,000		Year End Roll	12/10/2020
2020	102	FV	165,400	0	.	.	165,400	165,400	Year End Roll	12/18/2019
2019	102	FV	120,400	0	.	.	120,400	120,400	Year End Roll	1/3/2019
2018	102	FV	101,600	0	.	.	101,600	101,600	Year End Roll	12/20/2017
2017	102	FV	95,300	0	.	.	95,300	95,300	Year End Roll	1/3/2017
2016	102	FV	95,300	0	.	.	95,300	95,300	Year End	1/4/2016
2015	102	FV	90,800	0	.	.	90,800	90,800	Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-310		5/2/2013	Mult Lots	20,035,000	No	No		
WILFERT DAVID P	61727-289		5/2/2013	Mult Lots	99	No	No		
AYALA ANTONIO	25675-276		9/22/1995		41,700	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/10/2017									Measured		DGM	D Mann					
5/6/2000										197	PATRIOT						

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			BK; 21591 PG; 456, Building Number 7.											
Sty Ht: 1	- 1 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3	- Brick or Stone			A 3QBth:	Rating:														
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average														
Prime Wall: 7	- Brick			A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 2	- Hip			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average														
Color: BRICK				A Kits:	Rating:														
View / Desir: B	- FAIR-			Frpl: 0	Rating: Average														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C	- Average			CONDOS INFORMATION															
Year Blt: 1965	Eff Yr Blt:			Location: R	- Rear														
Alt LUC:	Alt %:			Total Units:															
Jurisdict:	Fact: .			Floor: 1	- 1st Floor														
Const Mod:				% Own: 0.552500010															
Lump Sum Adj:				Name: 24	- 6039														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AV	- Average			30. %					No Unit	RMS	BRS	FL			
Prim Int Wal: 2	- Plaster			Functional:				%					1	2	1	0			
Sec Int Wall:				Economic:				%											
Partition: T	- Typical			Special:				%											
Prim Floors: 4	- Carpet			Override:				%											
Sec Floors:				Total:	30.6 %														
Bsmnt Flr:				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL			
Subfloor:				Basic \$ / SQ: 325.00				Rate				Parcel ID	Typ	Date	Sale Price				
Bsmnt Gar:				Size Adj.: 2.14383554															
Electric: 3	- Typical			Const Adj.: 0.84814721															
Insulation: 2	- Typical			Adj \$ / SQ: 590.944															
Int vs Ext: S				Other Features: 32628															
Heat Fuel: 3	- Electric			Grade Factor: 1.00															
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC: 100			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 248322															
% Com Wal	% Sprinkled			Depreciation: 75987															
				Depreciated Total: 172336															
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:		
SPEC FEATURES/YARD ITEMS				PARCEL ID 056.A-0007-0004.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc			
																			